

MOVE

COUNTRY PILE



Rural escape for horse-lovers

This period home in Co Wexford offers plenty of space for humans and their four-legged friends looking for a rustic retreat, writes *Linda Daly*

Interest in the country homes market has risen since Covid hit, but prices haven't been hugely affected. That means that owning your own stables and outdoor riding arena may still be within the reach of some ordinary folk. Ratholm Lodge, in Killinick, Co Wexford, is a good example. For just under €600,000, buyers will take on 2.7 acres of land, a 300 sq m home, five stables and an arena.

The house was built in 2004, in a period style, with granite sills, sash windows and cornicing but its decor is contemporary, with light and airy rooms. It opens into a large entrance hall, with

tiger-striped oak floors, which leads to two reception rooms, one of which is used as the living room and the other as a study. An open-plan kitchen, dining and living room has hand-crafted presses, a wood-burning stove and plenty of natural light coming in through large windows. There's a utility room to the back of the house. Ratholm Lodge is listed as a four-bedder – the four bedrooms, including a master with walk-in wardrobe and en suite bathroom, are on the first floor – but the attic has another two rooms

that teenagers may want to claim as their own. The equestrian barn has five moveable stables with rubber mats and drinkers. There's also a feed room and tack room. The outdoor arena is laid with Wexford sand, of course. **Agent:** savills.ie **They say:** The well-kept lawns are bounded to the rear with an array of fruit trees, including apple and pear. **We say:** This is one for those looking to ditch the city. You'll be a 20-minute walk from Killinick village and less than 15 minutes' drive from Rosslare and Wexford.

CITY SLICKER



Sit pretty at Grand Canal Dock

Sales at Hanover Quay have been busier than expected – investors may take a punt on this apartment on the water, writes *Linda Daly*

As with much of Dublin city centre, the Grand Canal Dock area, in Dublin 2, has been quiet since the start of the pandemic, as a result of local employees working from home and the shuttering of the Bord Gais Energy Theatre. The property sales market around Hanover Quay has been reasonably busy, though, with about a dozen sales happening since March. A two-bedroom apartment at The Waterfront building sold for €685,000 at the end of July and is now available to rent for €2,900 a month. Investors who still think the area is

worth a gamble may turn their attention to another home in The Waterfront. No 35, a third-floor, south-facing, apartment with views over Grand Canal Dock, has just come up for sale. The scheme of 68 apartments was built in 2007/2008 by Ellier Developments, which aimed them at owner-occupiers. The owner of No 35 has lived there since then. No 35 measures 81 sq m, and has a hall with a storage room, a living/dining room, which is open to the kitchen, two bedrooms, both with double fitted wardrobes, and a bathroom. The main

bedroom has an en suite shower room. Solid-oak flooring runs from the hall through to the living room, which has floor-to-ceiling windows and doors out to the decently sized balcony. Heating is underfloor, the ceilings are high and the apartment has a cosy B2 energy rating. It also comes with a designated parking space. **Agent:** owenreilly.ie **They say:** The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance. **We say:** You'll always have watersports in the dock.

NICE MOVES
THREE TO VIEW
THIS WEEK

DUBLIN 4 COTTAGE REVAMP IN BALLSBRIDGE

Estate Cottages is a cul-de-sac of cottages off Shelbourne Road, in Ballsbridge. The double-fronted 19th-century homes make an attractive contrast to the new developments nearby. No 3, which is owned by an interior designer, has been upgraded. It measures 76 sq m. There is a living room with vaulted ceiling, a newly fitted kitchen, utility room, double bedroom with an en suite shower room and a guest lavatory and shower room. The attic conversion is used as a second bedroom. The cottage has a small patio garden. **Agent:** sherryfitz.ie **They say:** It has unrivalled ease of access to the amenities of Ballsbridge and the city centre. **We say:** No 4 sold for just under €800,000 in August, though it was bigger.



CO WICKLOW STILL NEW BUT IMPROVED

Glendale is a development of eight houses off Chapel Road, in Delgany, built by Wood Group Homes in 2015. The owners of No 3 didn't wait long before putting their own stamp on the property. Two years ago, they added an extension off the kitchen with a vaulted ceiling, motorised roof windows and bifold doors to the garden. The detached house now measures 201 sq m over three floors. Features include an island in the kitchen and a utility room. Two of the four bedrooms have en suite shower rooms. Solar panels, a high-efficiency condenser boiler, rainwater-harvesting system and triple glazing all add up to an A3 energy rating. **Agent:** ogormanproperties.com **They say:** Within walking distance of Delgany village **We say:** It overlooks a green.



DUBLIN 14 FUN AND GAMES FOR THE FAMILY

With Rathfarnham Castle Park to the front, Castleside Drive, in Rathfarnham, is a great spot for families. The cul-de-sac of detached, red-brick houses was built in 1986 and has matured nicely. No 1 Castleside Drive, at 200 sq m, has two reception rooms, a kitchen, utility room and guest lavatory on the ground floor. Upstairs, there are five bedrooms, an en suite bathroom in the main bedroom, and a bathroom, both of which are in need of updating. All ages are catered for in the back garden – it has a separate home office and games room. There's parking for three cars to the front. **Agent:** huntersestateagent.ie **They say:** Houses of this scale and location rarely come to the market. **We say:** Architect Joe Fallon did a great refurb on a neighbouring house.



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